

**MINUTES OF THE REGULAR MEETING OF THE BOARD OF COMMISSIONERS
of the
HOUSING AUTHORITY OF THE CITY OF FORT LAUDERDALE
Held at 5:10 PM Thursday, October 8, 2009
437 SW 4th Avenue • Fort Lauderdale, Florida • 33315 • (954) 525-6444**

Item 1. Roll Call

The meeting was called to order and the following answered present: Nicholas Tranakas, Chair; James Camp III, Vice Chair; Shirley Carson. Also attending was Mike Tadros, CFO.

Absent Gina Pozzuoli & Robert W. Kelley

Item 2. Review and Approval of the October 8, 2009 Regular Meeting Agenda

The Agenda was reviewed and 3 items were added to new business (fire sprinklers at Sunnyreach, SunTrust line of credit & City of Fort Lauderdale payments) Commissioner Carson moved approval; Commissioner Camp seconded. All voted in the affirmative.

Item 3. Review and Approval of the August 20, 2009 Regular Meeting Minutes

The Minutes were reviewed and no corrections or changes noted. Commissioner Camp moved approval; Commissioner Carson seconded. All voted in the affirmative.

Item 4. SECRETARY'S REPORT

1. PHA Annual Plan for Fiscal Year 2010 & Five Year Plan for Fiscal Years 2010-2014

The Annual Agency & Five-year Plan for fiscal year 2010 (2010-2014) is completed and copies placed in site offices for review. A Copy of the Annual & Five Year Plan was included in the agenda packet as **Attachment 1**. The public meeting, as required, has been scheduled for 6:00 PM, Thursday, October 8, 2009, at the Sailboat Bend Community room at 425 SW 4th Avenue.

The E. D. discussed the Annual & Five Year Plan with the Board, responded to questions and recommended that the Board adopt **Resolution 09-13**, approving the Housing Authority of the City of Fort Lauderdale's (HACFL) Annual Plan for FY 2010 and Five Year Plan for Fiscal Years 2010-2014. Commissioner Camp moved approval; Commissioner Carson seconded. All voted in the affirmative.

2. Approval of Application for the Demolition & Disposition of Dr. Kennedy Homes

The Agency is preparing to submit the application for the demolition & disposition of 132 public housing units at Dr. Kennedy Homes. However, as part of the application process, HUD requires a Board Resolution.

The E.D. explained the process, responded to questions and requested that the Board adopt **Resolution 09-14** approving the Demolition & Disposition Application for Dr. Kennedy Homes. Commissioner Carson moved approval; Commissioner Camp seconded. All voted in the affirmative.

3. Section 8 Payment Standards

Fair Market Rents (FMRS) are used to determine payment standard amounts for the Section 8 Housing Choice Voucher program. HUD uses the most accurate and current data available to develop the FMR estimates. **Attachment 2** was the HACFL's Section 8 payment standards and related correspondence for 2010. The E.D. discussed this item with the Board and requested a motion to approve the Section 8 FMRs for 2010.

Commissioner Camp moved the motion to approve; Commissioner Carson seconded. All voted in the affirmative.

4. Section 3

Section 3 is a provision of the Housing & Urban Development (HUD) Act of 1968. The Section 3 program requires that recipients of certain HUD financial assistance, to the greatest extent possible, provide job training, employment, and contract opportunities for low or very-low income residents in connection with projects and activities in their neighborhoods.

Attachment 3 provided a brief overview of the Section 3 Program requirements. The E.D. presented the plan for discussion and approval. The Board was requested to approve the Section 3 Plan by adopting **Resolution 09-15**. The Section 3 plan will be integrated with the HACFL' S Procurement Policy.

Commissioner Carson moved approval; Commissioner Camp seconded. All voted in the affirmative.

5. Discuss RFP for Auditors

The H/A recently posted RFP for Financial Auditing Services and have received several proposals. The E.D. discussed having a board member present during the selection process. Commissioner Camp was selected to be a part of the financial auditing service review committee.

6. November Board Meeting Reschedule

The E.D. discussed rescheduling the November 12, 2009 Board meeting to Thursday, November 19, 2009 to accommodate public forum for revision to the PHA plan.

Item Five: NEW BUSINESS

1. Sprinkler Contract for Sunnyreach Acres

At the July 9, 2009 Board meeting SprinklerMatic was selected to provide fire sprinkler system at Sunnyreach Acres. However, due to bid protest from another contractor this item was presented again at the August 20, 2009 Board meeting and slated for re-bid.

After staff research it was determined that rather than putting the RFP out for public bid again, the H/A could tag onto other contracts with other public entities in the County; that would be the County, the School Board or the City of Fort Lauderdale. Since the Broward County School Board has an ongoing contract with SprinklerMatic to retrofit sprinklers in all of the public schools, the H/A decided to tag onto the School Board Contract.

The E.D. discussed this item with the Board and requested a motion to approve the Agency's decision to tag onto the Broward County School Board contract with SprinklerMatic to provide services for fire sprinkler system at Sunnyreach Acres.

Commissioner Camp moved the motion to approve. Commissioner Carson seconded. All voted in the affirmative.

2. Line of Credit – SunTrust

The E.D. presented this item for discussion. After discussion the Board directed the E.D. to continue negotiations for the line of credit, consult with the Agency's legal counsel and table for a future board meeting.

3. City of Fort Lauderdale – Payments

The Housing Authority (H/A) has three on-going programs with the City, the H/A has been very receptive in helping the City but after several discussions, emails and letters, payments are still not forthcoming. The E.D. requested the Board's help and direction re the following items:

1. Community Development Block Grant (CDBG)

\$250, 000 (2008-2009) to fund the Step-Up Apprenticeship Program.

2. Housing Opportunities for Persons with Aids (HOPWA)

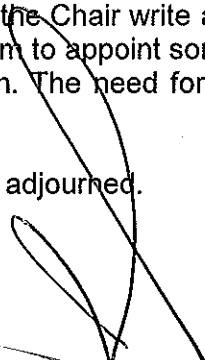
\$275,000 to renovate single family home & 7 unit apartment complex for the HOPWA program. Renovations were completed at a cost of \$325.000 to the H/A.

3. Sunshine Apartments (31 units) HOPWA Program

\$960,000 for renovating replacement units for the HOPWA program after the Sunshine Apartment site was shut down.

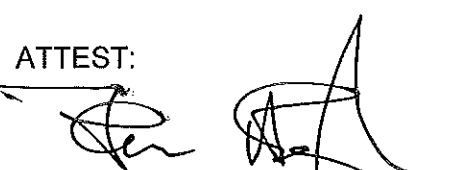
After discussion, it was agreed that the Chair write a letter to the Mayor, on behalf of the other Board members, asking him to appoint someone to meet with H/A staff and negotiate these issues in good faith. The need for this action is due to the lack of response from the City.

There being no further discussion the meeting was adjourned.



Dr. Nicholas Tranakas, Chair

ATTEST:



Tam A. English
Executive Director/CEO/Secretary